



Ms Gail Connolly
Interim General Manager
Georges River Council
PO Box 205
Hurstville BC NSW 1481

16/09525

Dear Ms ~~Connolly~~ *Gail*

I am writing in response to the former Hurstville Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for the planning proposal at the site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville.

I am returning the planning proposal to Council to consider the following matters and whether the proposal should be resubmitted for a Gateway determination.

The Department's assessment shows that the proposed density increases are disproportionately distributed across the site. I would appreciate Council's advice as to the reasons for this recommended approach and why the urban design advice, which appears to better reflect the sites potential, was not followed.

In addition, there are concerns that the proposed planning controls would not allow Council to fully incorporate the development potential of the site into its development contributions framework. This approach would make it difficult to address additional demands particularly on the road and traffic network in the City Centre that would be generated by the proposed development.

Should you have any queries in regard to this matter, I have arranged for Ms Karen Armstrong, Director, Sydney Region East to assist. Ms Armstrong can be contacted on (02) 9228 6512.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

04/09/2016